

**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

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Property Address:	<b>1341 - 1343 Maple View Place SE</b>	<b>X</b>	Agenda
Landmark/District:	<b>Anacostia Historic District</b>		Consent Calendar
Meeting Date:	<b>December 17th, 2021</b>		Concept Review
H.P.A. Number:	<b>HP 22-077</b>	<b>X</b>	Alteration
		<b>X</b>	Subdivision

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**Property Description**

The applicants, Jack Becker AIA and owner L’Enfant Trust, seek concept design review for a subdivision and construction of two houses at 1341-1343 Maple View Place SE. This address is currently occupied by a surface parking lot surrounded by a collection of freestanding Queen Anne frame houses. The site is immediately located between a contributing historic building and a 2017 new construction property. This is the first new residential project in the recently expanded area of the Anacostia Historic District.

**Proposal**

The proposal calls for the subdivision of one lot into two separate lots and new construction of two single family dwellings with internal accessory apartments. The current 80 foot wide lot will be subdivided into two lots of 30’ and 48’. On the 30’ lot would be a cross gable frame house with a flat roofed front porch; the porch would wrap around the side of the house and be raised on parged concrete piers with cedar wood skirting. The fenestration is double hung with arched upper sash windows on the second story. A roof deck sits on the rear two-story elevation and is accessed from the second-floor spiral staircase.

On the 48’ lot would be a flat roofed frame house with a front porch spanning the length of the front elevation and raised on parged concrete piers similar to 1341. The proposal calls for punched picture and small casement windows. The house would be crowned with a glazed penthouse, set back 13’7 from the front and with a green roof and a roof deck at the rear. Both properties propose wood for the siding, eaves, soffits, and railings.

**Evaluation**

The height, massing, spacing and style of each dwelling is consistent with the Queen Anne properties along this street of single-family houses. The slope grading helps to stagger the height of the buildings and keeps the height in scale with the row.

As the designs continue to be refined, HPO recommends the applicant reexamine the fenestration of the penthouse of 1343. While somewhat evocative of an Italianate cupola, the proportion of the penthouse and its fenestration is overscaled. The applicant should consider lowering the scale of the full-length windows by adding a transom, dropping the cornice line, or lowering the overall height. Pulling in the sides of the penthouse should also be considered.

The applicant is still developing the landscaping plans to include a shared driveway to rear parking for each property. Staff recommends the driveway retain the brick sidewalk at the curb cut and continue with a stone, concrete or brick paved ribbon tracks in the front and side yard.

**Recommendation**

*HPO recommends that the Board find the proposed subdivision and new construction compatible with the character of the historic district on the condition that applicant address the recommendations above and delegate final approval to staff.*

*Staff Contact: Imania Price*